

N.G.S. STATION IS "MILLER PID AY0121"  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
CONTROL POINTS IS S48°59'39"W 229.55'  
NOTE: BEARINGS ON THIS PLAT DO NOT  
MATCH NAD83 BEARINGS.

**SCALE: 1"=100'**

BEARINGS BASED ON THE  
NORTH RIGHT-OF-LINE OF  
GARDENDALE AS BEING N48°41'18"W  
VOLUME 7300 PAGE 64

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	370.00'	15°27'39"	50.23'	99.84'

**LEGEND:**

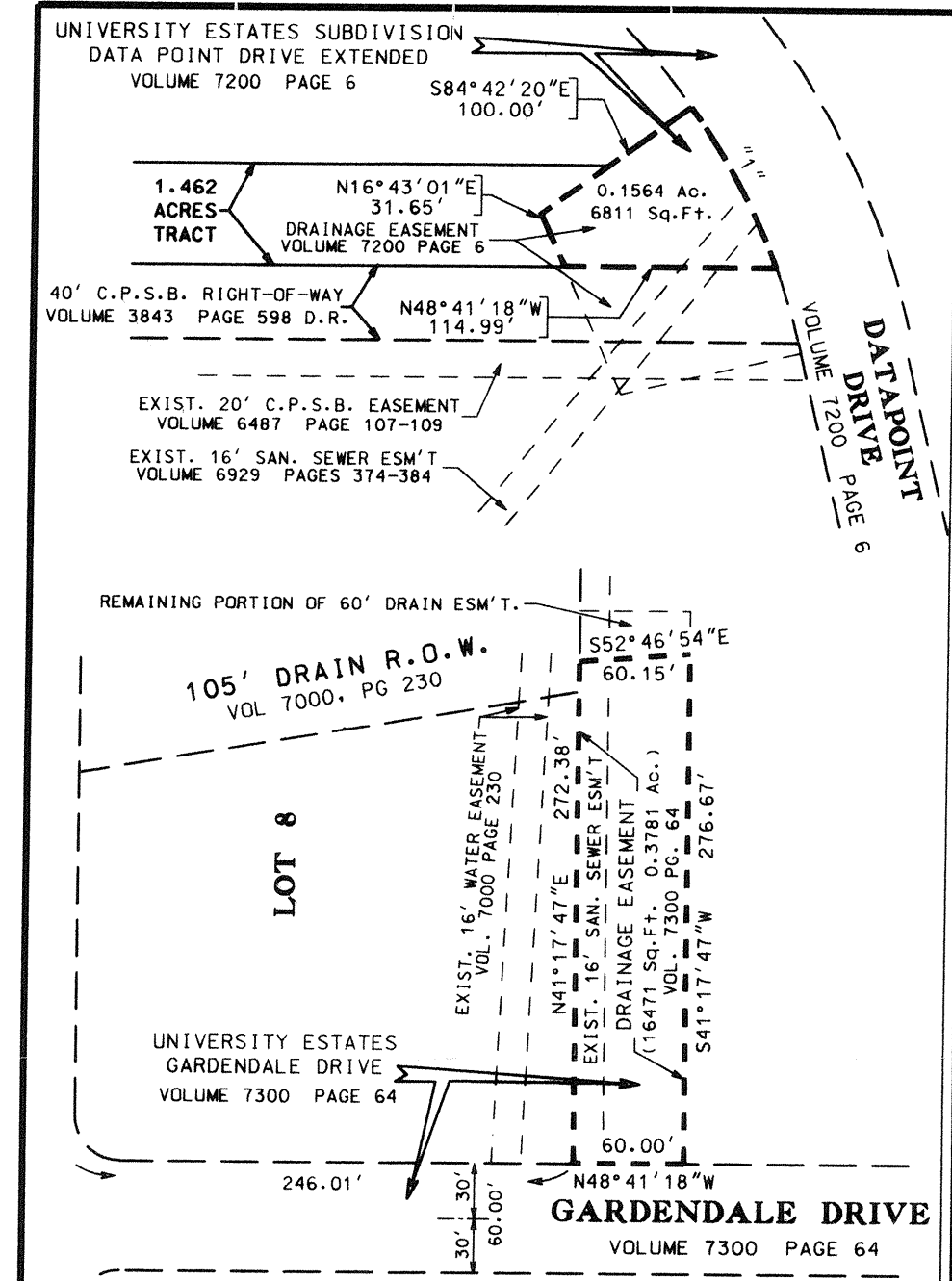
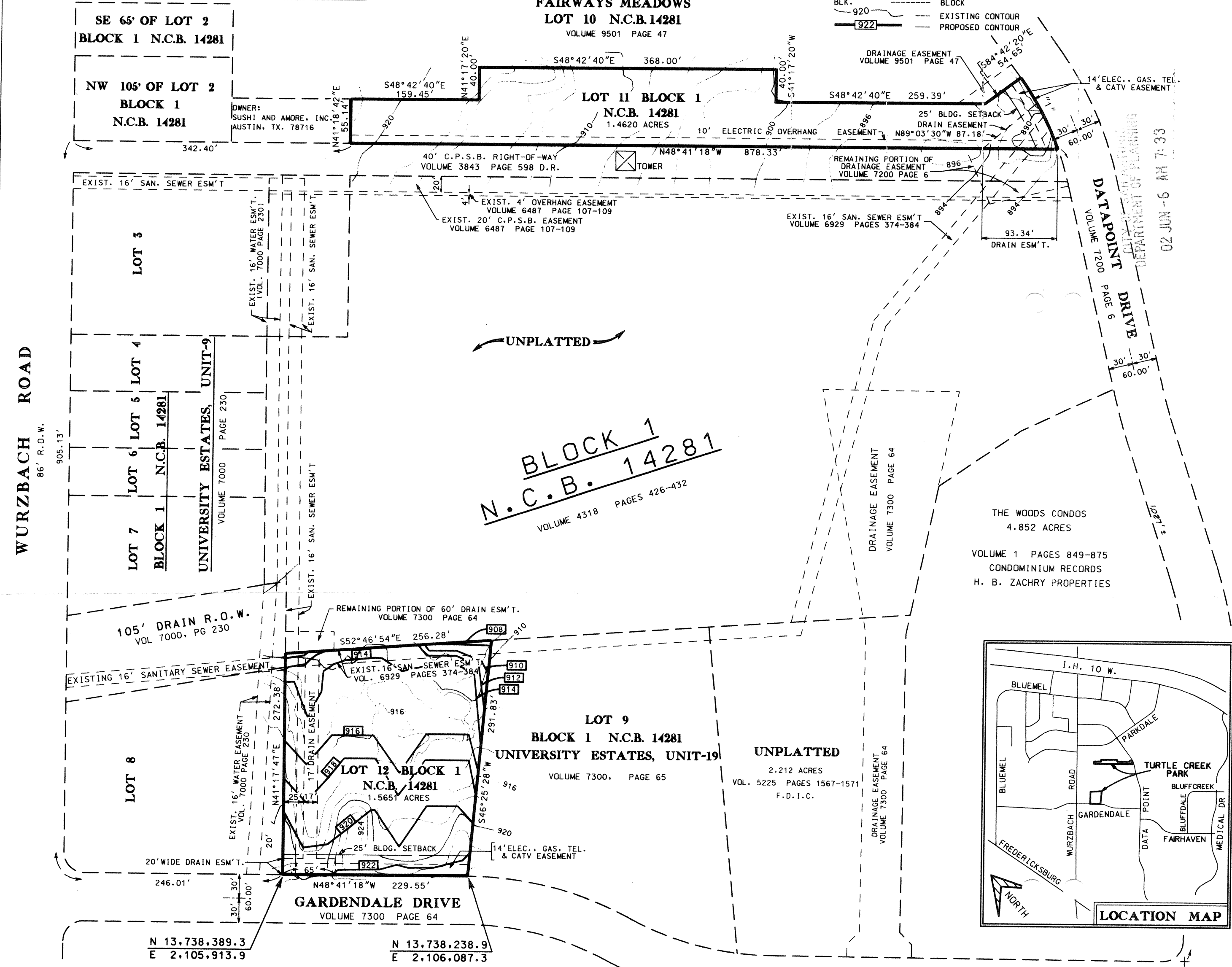
EXIST. ELEC.	EXISTING ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
920	EXISTING CONTOUR
922	PROPOSED CONTOUR

**DEVELOPER:**  
SHOWCASE CUSTOM HOMES OF TEXAS, INC.  
8 INWOOD AUTUMN DR.  
SAN ANTONIO, TEXAS 78248

# REPLAT AND SUBDIVISION PLAT ESTABLISHING TURTLE CREEK PARK

BEING A 1.5651 ACRE AND A 1.4620 ACRE TRACT OF LAND  
OUT OF THE 12.49 ACRE AND 1.65 ACRE TRACT RECORDED  
IN VOLUME 4318 PAGES 426-432 OF THE OFFICIAL PUBLIC  
RECORDS OF REAL PROPERTY OF BEAR COUNTY, NEW CITY  
BLOCK 14281, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

- NOTES:
- TWO (2) COMMERCIAL LOTS ESTABLISHED.
  - 10-FOOT ELECTRIC OVERHANG EASEMENT ON LOT 11, BLOCK 1  
TO BEGIN 18' ABOVE GROUND. CONSTRUCTION OF BUILDINGS  
GREATER THAN 18' IN HEIGHT WILL NOT BE PERMITTED IN  
THIS EASEMENT.



**AREAS BEING REPLATTED**

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT UNIVERSITY  
ESTATES SUBD. DATA POINT DRIVE EXTENDED AND UNIVERSITY ESTATES GARDENDALE  
DRIVE, WHICH ARE RECORDED IN VOLUME 7200 PAGE 6 AND VOLUME 7300 PAGE, 64  
RESPECTIVELY. BEAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE,  
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, ROADS, EASEMENTS AND  
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**GENE LIQUORI** KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **25<sup>TH</sup>** DAY OF **MAY**, A.D. **2002**

**JESSE H. VALDEZ, JR.**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 08-05-2004

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY: **SAMUEL B. BLEDSOE III**

**SAMUEL B. BLEDSOE III**  
38820  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH  
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY: **SAMUEL B. BLEDSOE III**

**SAMUEL B. BLEDSOE III**  
3112  
LICENSED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF **TURTLE CREEK PARK** HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_ SECRETARY BY \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY  
RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN THE RECORDS OF \_\_\_\_\_  
OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

NOTE:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)  
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION  
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS  
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT",  
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER  
WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID  
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS  
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE  
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS  
WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND  
ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN  
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE  
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,  
SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE  
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTE:  
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S)  
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
1-8051



# City of San Antonio

## New

## Vested Rights Permit

## Application

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUN -6 AM 7:32

Permit File: # VRP 02-06-107  
Assigned by city staff

Date: June 4, 2002

1. All applicable information on application must be legibly printed or typed for processing. **If application is completed on behalf of the property owner please attach power of attorney or letter of agent**
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP) P.U.D. plan, plat application, approved plat, building perm it).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/Agent Showcase Custom Homes of Texas, Inc.
2. Address: 13423 Blanco Road, San Antonio, Texas
3. Zip: 78216 Telephone # (210) 408-1585
4. Site location or address NE intersection of Gardendale & Wurzbach
5. Council District 8 ETJ No Over Edward's Aquifer Recharge ( )yes (X)no

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A # N/A

Date accepted: N/A Expiration Date: N/A MDP Size: N/A acres

• **P.U.D. PLAN**

Name: N/A # N/A

Date accepted: N/A

• **Plat Application**

Name: Turtle Creek Park Plat # 010409 Acreage: 3.0271

Date accepted: 05/03/01 Expiration Date: 05/04/03

(Note: Plat must be approved within 18 months of application submittal date)

RECEIVED

JUN 06 2002

• **Approved Plat**

Plat Name: Turtle Creek Park Plat # 010409 Acreage: 3.0271

Approval Date: 04/24/02 Plat Recording Date: N/A Expiration Date: 04/24/05 Vol./Pg. N/A

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

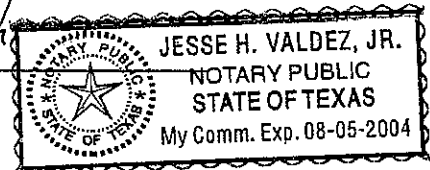
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under § 37.02 and § 37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Samuel B. Bledsoe, P.E. Signature: [Signature] Date: 6/4/02

Sworn to and subscribed before me by on this 4<sup>th</sup> day of June 2002, to certify which witness by hand and seal of office

Notary Public, State of Texas, My Commission expires: \_\_\_\_\_



City of San Antonio use

☒ **Approved** *as of May 3, 2001*

☐ **Disapproved**

Review By: [Signature]  
Assistant City Attorney

Date: June 20, 2002

*please note that Vested rights secured by this application will expire upon expiration of the plat approval if the plat is not filed by such date.*

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 JUN -6 AM 7:33

30-9/1140

**MACINA, BOSE, COPELAND  
AND ASSOCIATES, INC.**  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TX 78232  
(210) 545-1122



DATE	INVOICE	AMOUNT

23975

CHECK  
AMOUNT

DOLLARS

CHECK NO.

23975

\$ 160.00

DESCRIPTION

VRP - # 18057

TO THE ORDER OF

City of San Antonio

DATE

06/14/02

01022239575001

OPERATING ACCOUNT

*Robert H. Pearson*

Frost National Bank  
Member: Cullen / Frost Bankers. A Family of Texas Banks

08 00937421

000000931

McBee CD

SECURITY FEATURES: MICRO PRINT BORDERS • COLORED BRICK PATTERN • WATERMARK ON REVERSE SIDE • MISSING FEATURE INDICATES A COPY



City of San Antonio  
Planning Department  
Subdivision Section

# PLAT APPLICATION

Date Submitted: May 1, 2001

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

Plat ID Number:

010409

Plat Name: TURTLE CREEK PARK

JUN -6 AM 7:33

Owner/Agent: Showcase Custom Homes of Texas, Inc. Phone: (210) 408-7047 Fax: (210) 408-7048

Address: 13423 Blanco Rd., San Antonio, Texas Zip code: 78216

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

## VARIOUS

1. ☐ MAJOR PLAT ☐ AMENDING PLAT ☒ MINOR PLAT (Director plat - no variances or public hearing)

2. ☒ DIRECTOR -OR- ☐ PLANNING COMMISSION

3. Plat is associated with the development of a:

☒ POADP: Y/N Name N/A # Date Approved:

☐ PUD: Y/N Name N/A # Date Approved:

4. All Specific Uses Proposed: Commercial Lots (restaurant, day care, warehouse, etc.)

5. City Council District 8 Ferguson Map Grid 549-B-7

6. Water Service: ☒ Saws ☐ Well ☐ Other Utility (name)

7. Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name)

8. Linear feet of new streets: Public: N/A Private: N/A

AT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

☒ Yes ☐ No - San Antonio City Limits ☐ Yes ☒ No - Edwards Aquifer Recharge zone?  
☐ Yes ☒ No - Previous/existing land fill? ☐ Yes ☒ No - Parkland, greenbelts, or open space? Flood plain?

## LAND AREA BEING PLATTED

	Lots	Acres	Other NSF uses:	Acres
Single-Family (SF)	0	0	Public Street *	0
Non-Single Family (NSF)	2	3.0271	Private Street, Common Area, Open Space & Easements **	0
<b>Total Acre Sum:</b>			<b>3.0271</b>	

**FEES** (\*Public street dedications are not subject to fee assessment. ≡ (Recording fees are collected for ICL plats only.)

Major Base \$ 0	Minor Base \$ 772.50	Amending \$ 0	Leg. Doc. ≡ \$ 0
# lots x \$ 58.71 ea = \$ 0	# lots x \$ 58.71 ea = \$ 117.42	Def, V.D. \$ 0	Per. Agr. ≡ \$ 0
# acres x \$ 422.30 = \$ 0	\$100/ac over 20 \$ 0	Replat PH \$ 0	Plat ≡ \$ 31.00
Other NSF ** (i.e. private st./open space) @ \$422.30/ac. : \$ 0			<b>Total Fee Sum: \$ 920.92</b>

I hereby certify that the above information is true and correct.

Print Name: SAMUEL B. BLEDSOE

Date: 5/1/01

☒ Professional Engineer

Signature:

*S.B. Bledsoe*

☒ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: Gene Ligouri

Date: 5-3-01

☒ Owner

☐ Agent

Signature:

*Gene Ligouri*

(Checking this requires a notarized Letter of Agent.)

(Only complete, legible applications will be accepted, 1 original copy, and 5 copies must be submitted.) Jan 98

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 JUN -6 AM 7:33



a memo from the  
CITY of SAN ANTONIO  
*Development Services*  
*Subdivision Office*

TO: Macina, Bose, Copeland & Assoc. DATE: April 24, 2002  
FROM: D. Stallworth, Planner II  
COPIES TO: File  
SUBJECT: Plat # 010409, TURTLE CREEK PARK

On the date shown above, the aforementioned case was presented before the

☒ **Planning Commission**

☐ **Development Services Director**

and the following action was taken:

☒ **APPROVAL**

☐ **DISAPPROVAL**

A plat will not be recorded until site improvements are done, the required guarantee is posted or payment of impact fees are either paid or filed.